

**HOSMER MEADOW SUBDIVISION  
DEFINITIVE SUBDIVISION –  
PLANNED RESIDENTIAL DEVELOPMENT  
KEUKA ROAD  
PARCELS 3825, 3838, 3842-2, 3849, 3850, 3851  
CONCORD, MA**

**Project Narrative:**

Keuka Road is to be improved as access to eleven units for a 55+ Age Restricted Community. The road is designed to meet current subdivision standards with a turnaround on the private land (owned by applicant). The eleven units are condominiums, single and multiunit buildings. All necessary drainage facilities are designed to meet Stormwater Management Standards; sewage disposal is by septic systems on site; water is with a looped line through Keuka Road; all utilities are underground from Main Street. All development remains outside the 25-foot wetland buffer zone.

The project will be accessed by a new 22-foot wide private drive that terminates with an emergency turnaround and 11 public parking spaces. Each dwelling unit will have garage parking. Six of the proposed homes will have (2) car garages and five will have (1) car garages – each will have room for two cars parked in the private driveway area.

In reference to Environment Impact Analysis Handbook by Rau and Wooten, we estimate 10 vehicle trips during the weekday AM peak hour and 10 during the weekday PM peak hour. Based on this being a turnaround, half of the traffic travels one way and half the other.